BOLDWICK HOLDINGS

CONFIDENTIAL OWNER OVERVIEW

A Thoughtful Exit for Long Term Owners

Sell the property. Leave operations behind.
Keep the possibility of ongoing income.

CAPE GIRARDEAU, MISSOURI

AN OWNER CENTERED TRANSITION

You built the asset. We can help design the exit.

Boldwick Holdings acquires multifamily and residential real estate from owners who value clarity, discretion, and a buyer prepared to consider more than one path to closing.

A better exit is not only about price. It is also about timing, certainty, income, taxes, security, and what happens to the property after the sale.

Leave operations behind

Transfer tenants, maintenance, staffing, capital planning, and day-to-day decisions to a committed new owner.

Preserve income potential

A negotiated seller note can convert active property ownership into contractual payments over time.

Evaluate tax timing

An installment sale may spread recognition of eligible gain across tax years. The seller’s CPA determines the actual treatment.

Choose the right path

We consider conventional, partial seller-financed, and fully seller-financed structures based on the property and owner priorities.

What a first conversation covers

- The property, ownership history, and current operating picture
- The owner’s priorities for timing, liquidity, ongoing income, privacy, and certainty
- Any existing debt, partner, estate, or family considerations that may affect structure
- Whether a conventional sale or seller-financed alternative is worth exploring

No tax promise

Boldwick does not provide tax or legal advice. Any proposed structure should be evaluated and approved by the seller’s independent attorney and tax adviser before documents are signed.

FLEXIBLE TRANSACTION STRUCTURES

One property. Several possible paths.

The right structure depends on the owner, the asset, existing debt, pricing, security, and the buyer’s financing plan. These are discussion frameworks, not preset offers.

Structure	How it works	May fit when
Conventional closing	The seller receives the negotiated proceeds at closing, subject to normal adjustments and debt payoff.	Liquidity and a clean break are the priorities.
Partial seller financing	Cash and/or bank proceeds are paid at closing; the seller carries a negotiated portion as a secured note.	The owner wants meaningful liquidity plus continuing income.
Full seller note	The seller finances most of the purchase price, commonly with a down payment, amortization, and a future balloon.	Income, timing, and customized terms matter more than maximizing cash at closing.

Terms that must be negotiated

Economics

Purchase price, cash at close, interest rate, amortization, maturity, payment frequency, and any balloon.

Security

Lien position, guarantees, reserves, insurance, reporting, transfer restrictions, and default remedies.

Diligence

Financial records, leases, title, survey, physical condition, environmental matters, zoning, and operations.

Execution

Closing timeline, financing contingencies, deposits, prorations, document standards, and transition obligations.

OUR ACQUISITION FOCUS

Properties we are prepared to evaluate.

Boldwick seeks sound real estate with durable demand and an ownership situation where direct, practical problem-solving can create a workable transaction.

Property types

Multifamily communities, townhomes, build-to-rent neighborhoods, select mixed-use assets, and residential development opportunities.

Geography

Missouri and the central United States, with selective consideration of compelling opportunities in other markets.

Property profile

Stabilized, value-add, succession-driven, under-managed, or development-ready properties.

Seller profile

Individual owners, family partnerships, long-held assets, brokered transactions, and discreet off-market opportunities.

Transaction structures

Conventional purchases, bank-financed closings, partial seller financing, full seller notes, and mutually workable hybrids.

What matters

Sound basis, aligned expectations, complete information, realistic diligence, and terms both parties understand.

A direct path to closing

1 Listen	2 Structure	3 Review	4 Execute
Understand the property and the owner’s priorities.	Evaluate conventional and flexible alternatives.	Invite the seller’s legal and tax advisers into the process.	Complete diligence, finalize documents, and close on defined terms.

PREPARE FOR A FIRST CONVERSATION

What helps us evaluate a workable transition.

An exploratory discussion does not require a complete offering package. A few core facts let both sides decide whether deeper work is worthwhile.

- Property address, unit count, and ownership entity
- Current rent roll, approximate occupancy, and trailing operating results
- Existing debt balance, maturity, and any prepayment considerations
- Known capital needs and the owner’s preferred timing
- The owner’s priorities for cash at close, continuing income, privacy, and certainty

Federal tax context

IRS Publication 537 explains that an installment sale generally involves at least one payment after the tax year of sale and may allow eligible gain to be reported as payments are received. Interest is ordinary income, and depreciation recapture may receive different treatment. Mortgages, debt assumptions, allocations, and transaction terms can materially change the result.

Primary reference: IRS Publication 537 (2025), Installment Sales, www.irs.gov/publications/p537. Each owner should rely on current advice from their own CPA and attorney.

About Boldwick Holdings

Based in Southeast Missouri, Boldwick Holdings is a privately held real estate investment and development company led by Aaron Boldrey and Marshall Trawick. The company values direct communication, practical solutions, and clear documentation.

Start a confidential conversation
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